
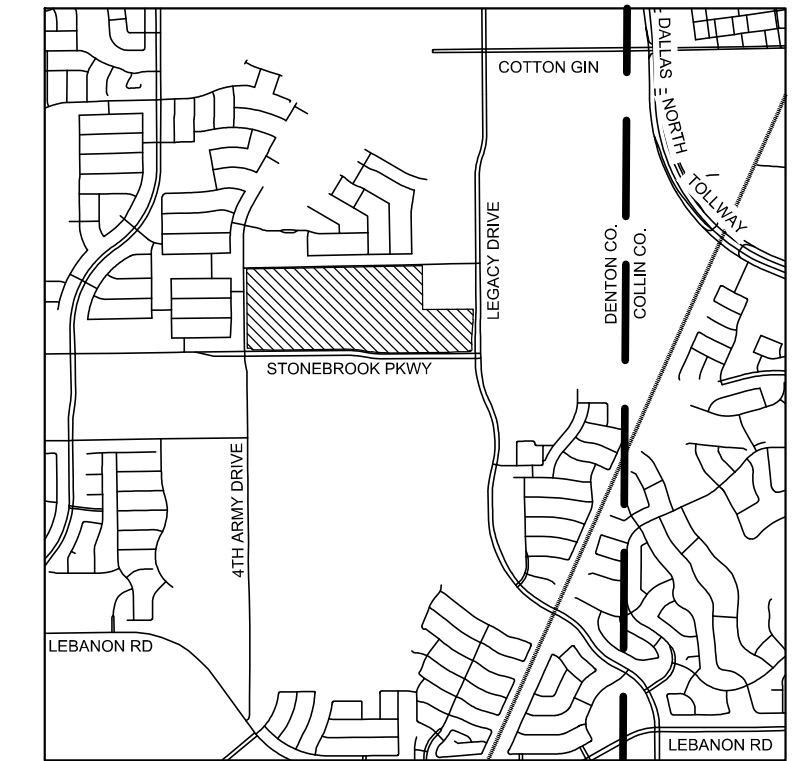
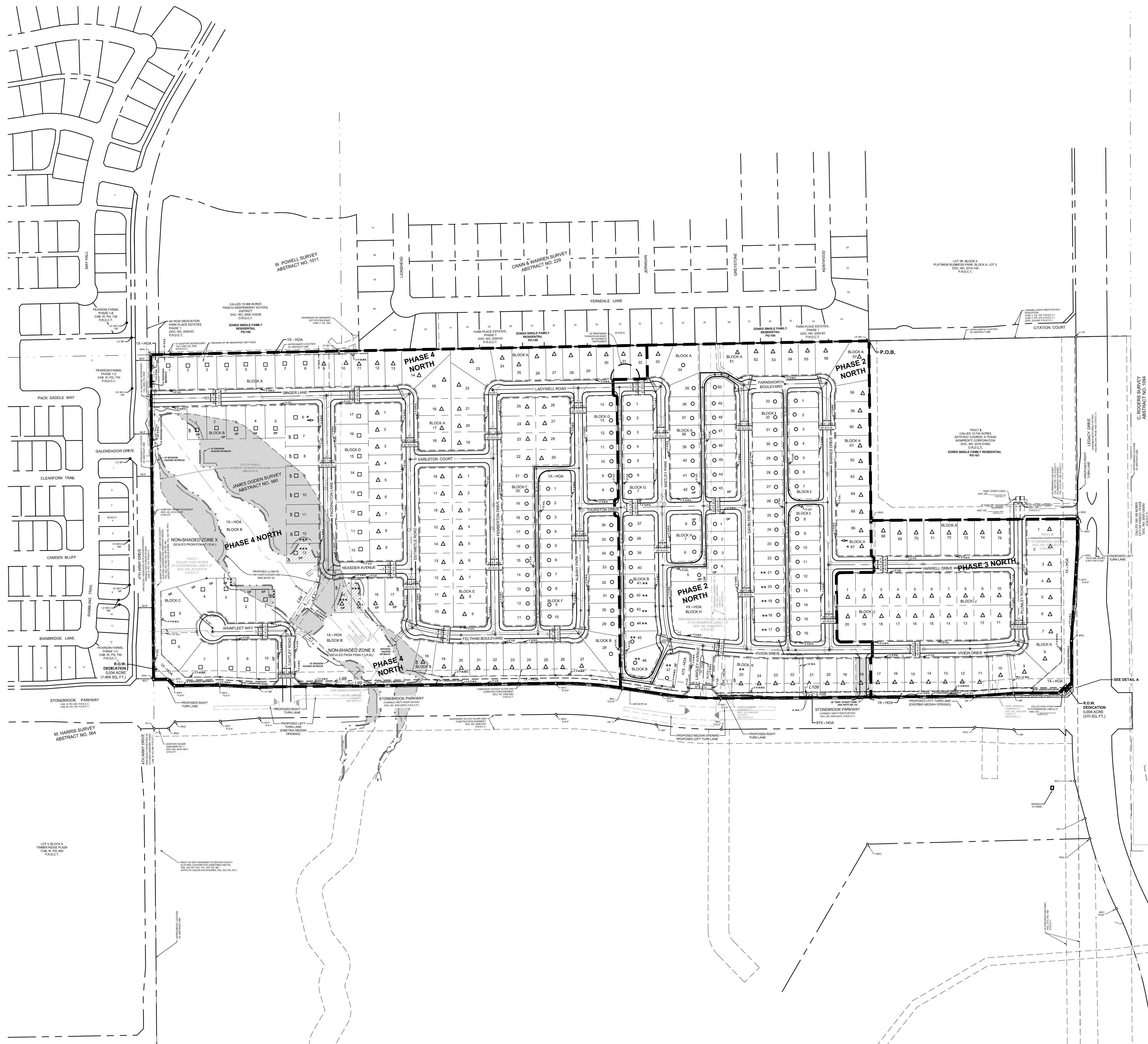


O.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
CMS	CONCRETE MONUMENT SET
IRFC	IRON ROD FOUND WITH CAP
IRFS	5/8" IRON ROD SET WITH
(CM)	PLASTIC CAP STAMPED "KHA"
HOA	CONTROLLING MONUMENT HOMEOWNER'S ASSOCIATION

★	KEY LOT
★★	LOTS THAT REQUIRE FRONT PORCH, SEE NOTE 24.
★★★	LOTS TO BE RECLAIMED WITH FLOOD STUDY UPDATE. SEE NOTE 25.
	DIRECTION OF FRONT OF HOUSE ON KEY LOT
OF	OPEN FENCING REQUIRED ALONG LOT LINE IN ACCORDANCE WITH SECTION S-4 OF THE FORM-BASED CODES MANUAL.

=====	BOUNDARY LINE
-----	PHASE LINE
-----	EASEMENT LINE
-----	BUILDING LINE
-----W	WATER LINE
-----SS	SANITARY SEWER LINE
-----SD	STORM SEWER LINE
-----	STORM SEWER LINE
-----GAS	UNDERGROUND GAS LINE
-----OH	OVERHEAD UTILITY LINE
-----UG	UNDERGROUND ELECTRIC LINE
-----UGT	UNDERGROUND TELEPHONE LINE
-----X	FENCE



☐ **APPROVED**      ☐ **DENIED**

P&Z      \_\_\_\_\_      \_\_\_\_\_  
                    Date                      Initial

**See the Staff Approval Letter or P&Z Results Memo for any conditions associated with the approval of the project**

	PHASE 2	PHASE 3	PHASE 4	TOTAL
○ PH (ALLEY LOADED)	76	0	37	113
△ SF-7	26	45	73	144
□ SF-8.5	0	0	39	39
TOTAL RESIDENTIAL LOTS	102	45	149	296
H.O.A. LOTS	5	1	3	9

JAMES OGDEN SURVEY, ABSTRACT NO. 980  
CITY OF FRISCO, DENTON COUNTY, TEXAS  
CITY PROJECT # PP16-0004

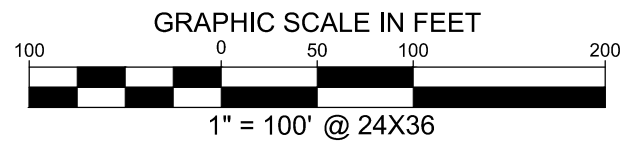
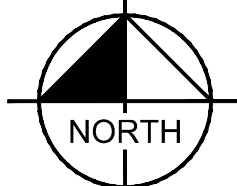
5750 Genesis Court, Suite 200  
Frisco, Texas 75034 EIRM # 10193822  
Tel. No. (972) 335-3580  
Fax No. (972) 335-3779

**ENGINEER / SURVEYOR:**  
Kirmley-Horn and Associates  
State of Texas Registration No. F-928  
12750 Merit Drive, Suite 1000  
Dallas, TX 75251  
P (972) 770-1300  
F (972) 239-3820  
Contact: Ashley Williams, P.E.

**OWNER / APPLICANT:**  
HT Stonebrook Land I LP  
c/o Hines Interests LP  
Attn: Rob White  
2200 Ross Ave, 4200w  
Dallas, TX 75201

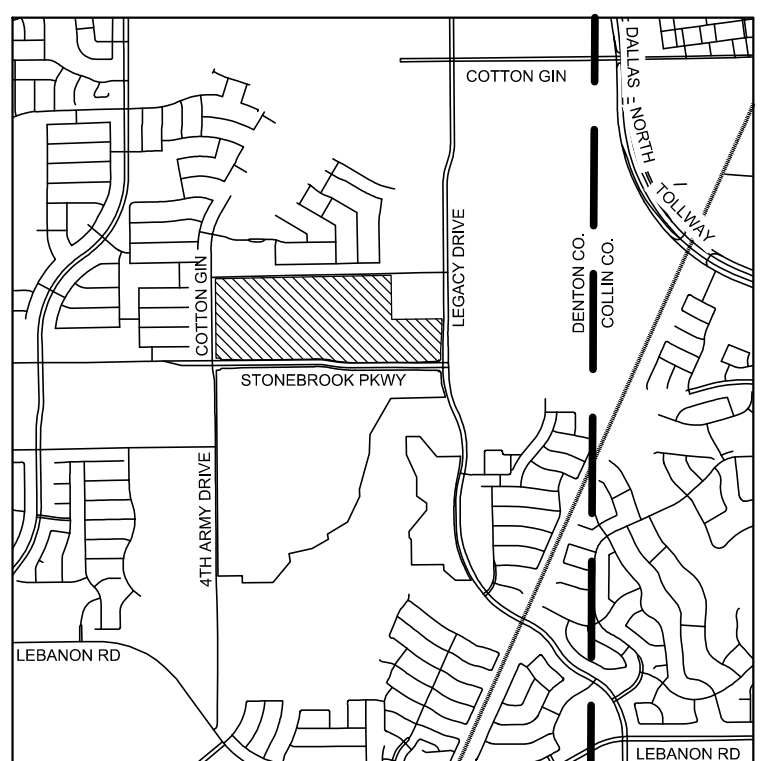
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W. POWELL SURVEY  
ABSTRACT NO. 1011

CRAIN & WARREN SURVEY  
ABSTRACT NO. 229



**LEGEND**

O.R.D.C.T. OFFICIAL PUBLIC RECORDS  
CMS CONCRETE MONUMENT SET  
IRFC IRON ROD FOUND WITH CAP  
IRFS 5/8" IRON ROD SET WITH  
(CM) PLASTIC CAP STAMPED "KHA"  
HOA CONTROLLING MONUMENT  
B.L. HOMEOWNER'S ASSOCIATION  
UE BUILDING LINE  
DE UTILITY EASEMENT  
SSE DRAINAGE EASEMENT  
SWE SANITARY SEWER EASEMENT  
WE SIDEWALK EASEMENT  
PWME WATER EASEMENT  
VAM PRIVATE WALL  
FH FIRE HYDRANT  
WM WATER METER  
WV WATER VALVE  
45.00' LOT WIDTH AT FRONT B.L.  
MEASURED AT TANGENT, SEE  
LOT WIDTH DIMENSION DETAIL,  
THIS SHEET

\* KEY LOT  
\*\* LOTS THAT REQUIRE FRONT PORCH,  
SEE NOTE 24.  
\*\*\* LOTS TO BE RECLAIMED WITH FLOOD  
STUDY UPDATE, SEE NOTE 25.  
DIRECTION OF FRONT OF HOUSE ON KEY LOT  
OF OPEN FENCING REQUIRED ALONG  
LOT LINE IN ACCORDANCE WITH  
SECTION 54.01 OF THE  
FORM-BASED CODES MANUAL.

**PRELIMINARY PLAT  
EDGESTONE AT LEGACY NORTH**

95.592 ACRES

BLOCK A, LOTS 1X, 1-75; BLOCK B, LOTS 1X, 47X, 1-47;  
BLOCK C, LOTS 1-10; BLOCK D, LOTS 1-17;  
BLOCK E, LOTS 1-18; BLOCK F, LOTS 1X, 1-29;  
BLOCK G, LOTS 1-14; BLOCK H, LOTS 4X, 1-8;  
BLOCK I, LOTS 17X, 1-33; BLOCK J, LOTS 1-20;  
BLOCK K, LOTS 1X, 25X, 1-25; BLOCK L, LOT 1X

113 PATIO HOME LOTS  
144 SINGLE FAMILY-7 LOTS  
39 SINGLE FAMILY-8.5 LOTS  
9 HOA LOTS (16.069 ACRES)

JAMES OGDEN SURVEY, ABSTRACT NO. 980  
CITY OF FRISCO, DENTON COUNTY, TEXAS  
CITY PROJECT # PP16-0004

**Kimley»Horn**

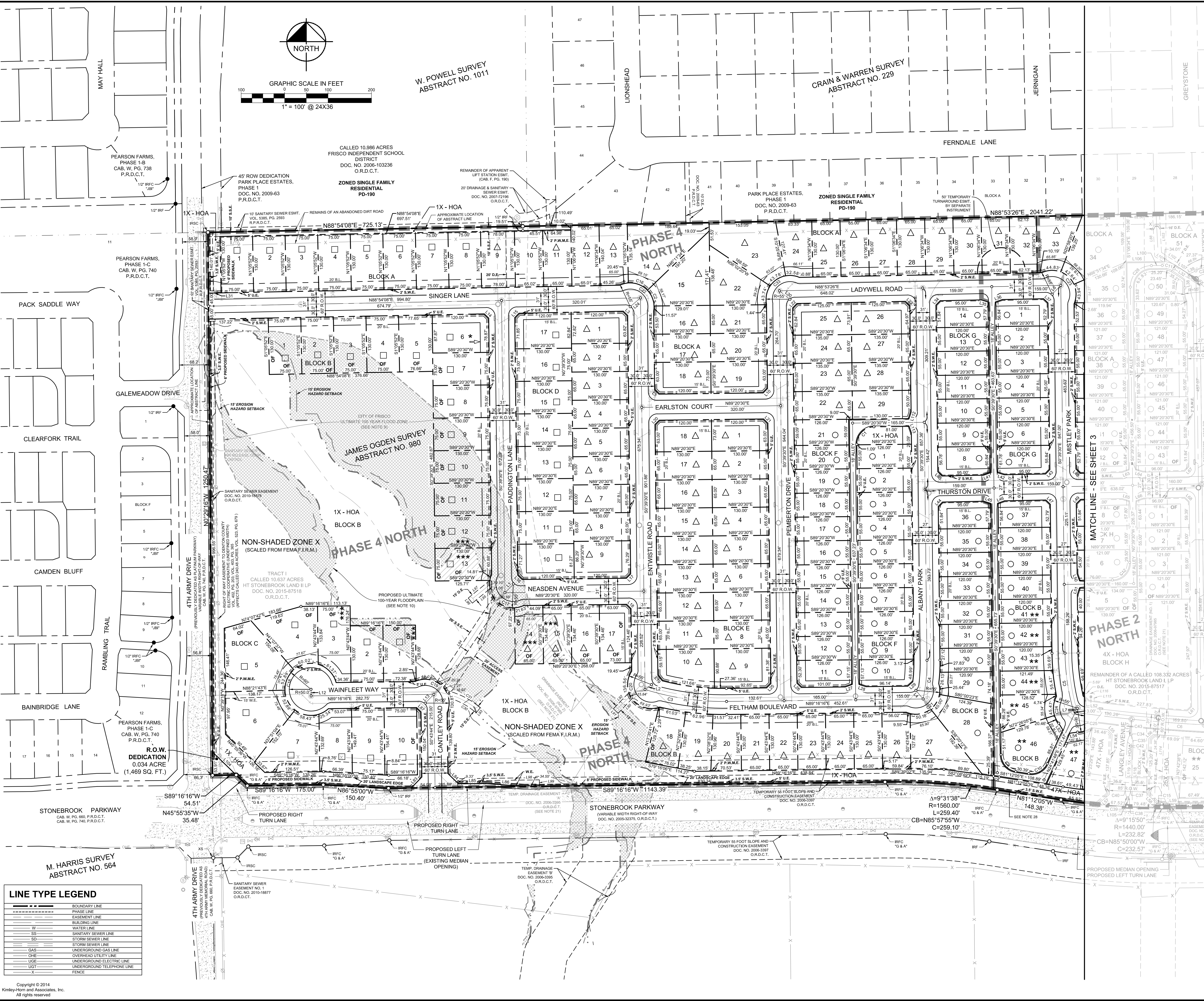
5750 Genesis Court, Suite 200  
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Scale	Drawn by	Checked by	Date	Project No.	Sheet
1" = 100'	JTC	KHA	10/17/2016	069318500	2 OF 5

**ENGINEER / SURVEYOR:**  
Kimley-Horn and Associates  
State of Texas Registration No. F-428  
12700 Merit Drive, Suite 1000  
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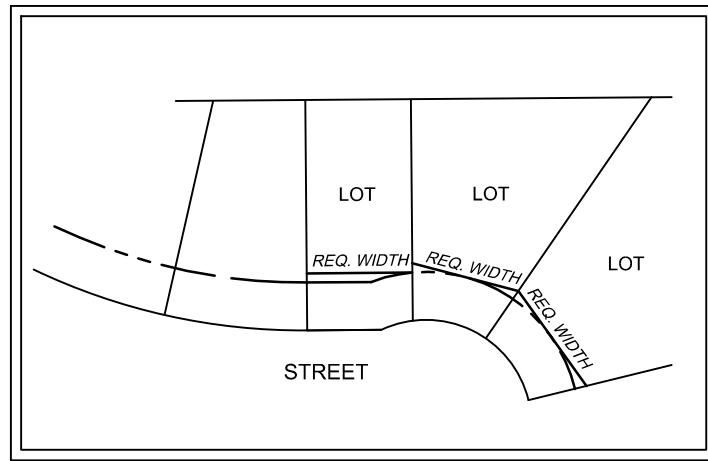
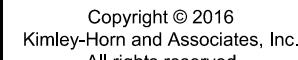


**LINE TYPE LEGEND**

---	BOUNDARY LINE
---	PHASE LINE
---	EASEMENT LINE
---	BUILDING LINE
---	WATER LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	GAS
---	UNDERGROUND GAS LINE
---	OVERHEAD UTILITY LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND TELEPHONE LINE
---	FENCE

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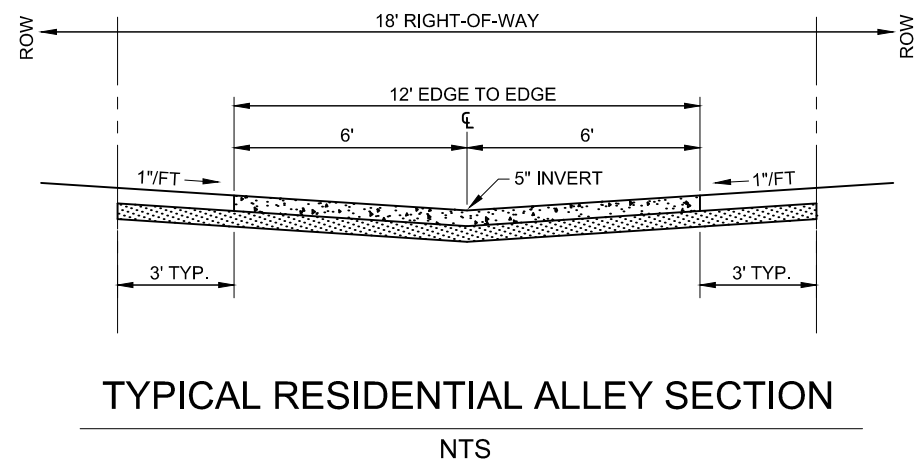
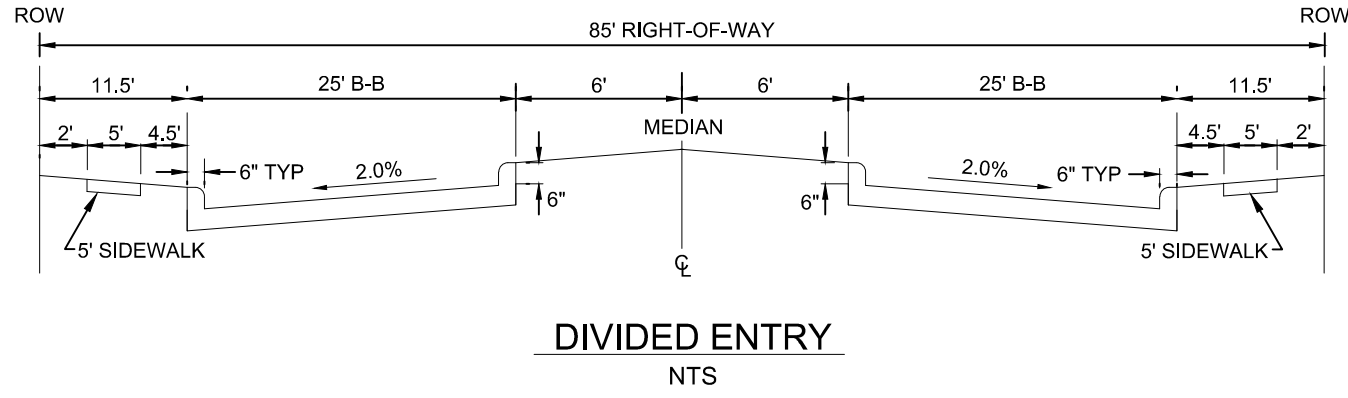
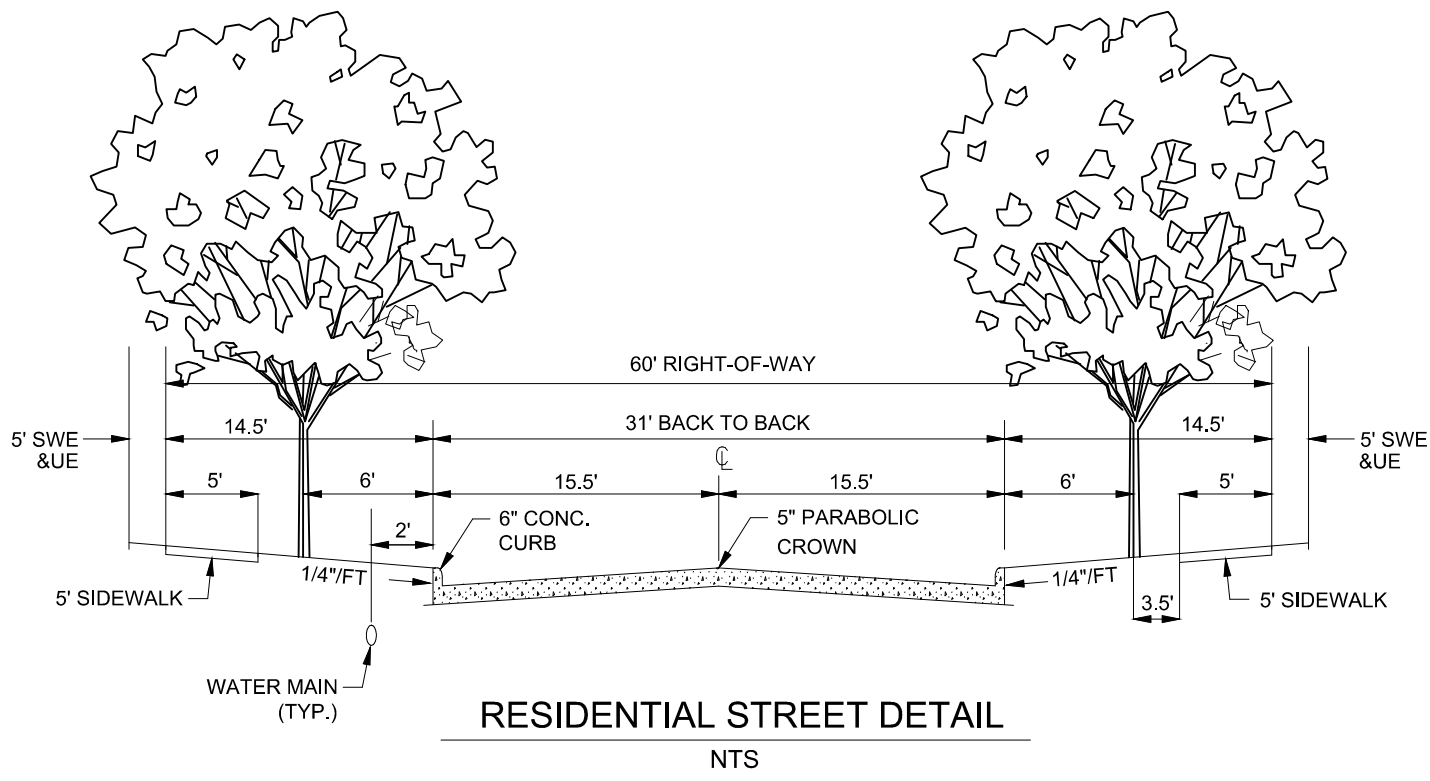
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LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S44°20'30"W	28.28'	L31	N88°54'08"E	29.12'	L61	N46°26'17"E	13.65'	L91	N45°52'36"W	15.00'
L2	S53°08'24"W	18.59'	L32	S57°03'46"E	70.45'	L62	S44°11'13"E	14.52'	L92	N44°07'24"E	51.70'
L3	S45°52'41"E	14.09'	L33	N89°33'33"E	22.50'	L63	N70°30'04"E	15.85'	L93	S38°29'45"W	15.00'
L4	S39°51'51"E	25.78'	L34	N44°06'58"E	14.20'	L64	S72°37'48"E	15.77'	L94	S33°41'53"W	235.65'
L5	S45°39'30"E	14.14'	L35	S72°37'48"E	15.77'	L65	S72°37'48"E	15.77'	L95	S50°43'46"W	52.71'
L6	N44°06'58"E	28.40'	L36	N70°30'04"E	15.85'	L66	N70°30'04"E	15.85'	L96	N39°16'14"W	15.00'
L7	S41°02'17"W	11.91'	L37	S45°53'02"E	14.09'	L67	N44°06'58"E	14.20'	L97	N50°43'46"E	64.37'
L8	N45°53'02"W	28.17'	L38	S00°29'48"E	17.11'	L68	S45°53'02"E	14.09'	L98	N89°16'16"E	193.16'
L9	N44°06'58"E	28.40'	L39	N66°22'16"E	17.11'	L69	N44°06'58"E	14.20'	L99	S00°43'44"E	15.00'
L10	N44°20'30"E	14.14'	L40	S45°53'02"E	14.09'	L70	S72°37'48"E	15.77'	L100	N89°20'30"E	25.20'
L11	S49°08'42"E	26.63'	L41	N70°30'04"E	15.85'	L71	N70°30'04"E	15.85'	L101	S57°03'46"E	22.08'
L12	S00°43'44"E	15.00'	L42	S72°37'48"E	15.77'	L72	S45°53'02"E	14.09'	L102	S57°03'46"E	84.77'
L13	N44°16'15"E	28.28'	L43	N44°06'58"E	14.20'	L73	S17°46'35"W	15.81'	L103	S02°57'27"E	88.74'
L14	S45°52'41"E	14.09'	L44	N44°06'58"E	14.20'	L74	S19°05'36"E	15.81'	L104	S45°55'35"E	76.51'
L15	N44°07'19"E	14.20'	L45	S72°37'48"E	15.77'	L75	N44°26'53"E	14.12'	L105	N02°41'49"E	22.02'
L16	S45°39'30"E	14.14'	L46	N70°30'04"E	15.85'	L76	S71°49'48"E	15.85'	L106	S89°20'30"W	83.20'
L17	N44°20'30"E	14.14'	L47	S45°53'02"E	14.09'	L77	N71°49'54"E	15.73'	L107	N57°03'46"W	35.21'
L18	S45°39'30"E	14.14'	L48	S45°53'02"E	14.09'	L78	S45°33'07"E	14.17'	L108	N00°27'43"W	15.00'
L19	S37°52'18"E	16.53'	L49	N44°06'58"E	14.20'	L79	N44°26'53"E	14.12'	L109	S89°32'17"W	21.22'
L20	N44°20'30"E	14.14'	L50	S19°05'36"E	15.81'	L80	S45°33'07"E	14.17'	L110	N89°31'29"E	36.22'
L21	S45°39'30"E	14.14'	L51	N17°46'35"E	15.81'	L81	S45°27'10"E	14.14'	L111	N44°32'50"E	14.14'
L22	N44°06'58"E	14.20'	L52	S47°57'17"E	17.77'	L82	N41°18'53"E	15.01'	L112	S17°46'35"W	15.81'
L23	S45°53'02"E	14.09'	L53	S31°37'58"E	18.02'	L83	N44°17'54"E	35.31'	L113	S19°05'36"E	15.81'
L24	S49°16'29"W	31.36'	L54	N81°52'12"E	17.85'	L84	S45°42'06"E	33.77'	L114	S02°37'15"W	157.70'
L25	N44°18'23"E	14.15'	L55	S40°19'16"E	14.66'	L85	N89°19'33"E	65.10'	L115	S00°00'00"E	19.08'
L26	S45°41'37"E	14.13'	L56	N48°50'57"E	13.87'	L86	S85°14'50"E	87.31'	L116	N90°00'00"E	26.69'
L27	N70°50'35"E	15.82'	L57	N48°48'00"E	34.69'	L87	S45°43'45"E	14.14'	L117	N02°41'49"E	37.99'
L28	S72°17'13"E	15.81'	L58	S43°24'44"E	34.69'	L88	S02°57'27"E	97.43'	L118	N02°41'49"E	92.26'
L29	N48°33'26"E	15.33'	L59	S89°32'05"W	98.47'	L89	S89°34'34"W	5.00'	L119	S02°41'49"W	92.27'
L30	S51°07'01"E	31.12'	L60	N85°53'25"W	100.32'	L90	S44°07'24"W	46.79'			

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	90°00'00"	40.00'	62.83'	N44°20'30"E
C2	42°02'26"	55.00'	40.36'	S22°47'13"E
C3	18°11'42"	600.00'	190.54'	S81°37'54"E
C4	12°50'19"	400.00'	89.63'	N05°45'39"E
C5	15°47'37"	500.00'	137.83'	S06°33'19"E
C6	8°39'30"	3250.00'	491.13'	S86°06'59"E
C7	7°44'45"	1400.00'	189.26'	N85°40'54"E
C8	0°29'16"	1590.00'	13.53'	N81°26'44"W
C9	80°32'35"	40.00'	56.23'	S40°55'48"E
C10	74°06'07"	40.00'	51.73'	N61°44'51"E
C11	33°35'45"	49.00'	28.73'	S73°51'38"E
C12	90°00'00"	40.00'	62.83'	N44°20'30"E
C13	90°00'00"	40.00'	62.83'	S45°39'30"E
C14	90°00'00"	40.00'	62.83'	S44°20'30"W
C15	0°24'05"	1643.63'	11.51'	N89°45'54"E
C16	50°36'15"	55.00'	48.58'	S69°06'33"E
C17	139°14'24"	55.00'	133.66'	S45°39'30"E
C18	296°55'56"	60.00'	310.95'	S16°19'39"W
C19	139°14'25"	55.00'	133.66'	N45°43'44"W
C20	144°39'04"	55.00'	138.86'	S37°53'14"E
C21	130°23'49"	55.00'	125.17'	N48°41'33"E
C22	125°29'28"	55.00'	120.46'	S52°58'20"E
C23	139°41'28"	55.00'	134.09'	N45°53'02"W
C24	68°41'00"	55.00'	65.93'	S04°32'22"E
C25	34°56'52"	55.00'	33.55'	N71°53'53"E
C26	55°31'44"	55.00'	53.30'	S85°44'45"W
C27	139°41'28"	55.00'	134.09'	N45°53'02"W
C28	90°00'00"	49.00'	76.97'	N44°20'30"E
C29	132°42'17"	55.00'	127.39'	N41°16'21"E
C30	22°16'27"	168.73'	65.60'	N62°38'29"W

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C31	25°58'36"	183.73'	83.30'	S64°29'33"E
C33	125°06'41"	55.00'	120.10'	N50°57'17"E
C34	146°27'02"	4.00'	10.22'	N87°18'11"W
C35	16°46'29"	74.50'	21.81'	N05°41'25"W
C37	16°46'29"	74.50'	21.81'	N11°05'04"E
C38	146°27'02"	4.00'	10.22'	S87°18'11"E
C39	146°27'02"	4.00'	10.22'	S87°18'11"E
C40	16°45'54"	74.50'	21.80'	S05°41'43"E
C42	16°46'29"	74.50'	21.81'	S11°05'04"W
C43	146°27'02"	4.00'	10.22'	N87°18'11"W



#### GENERAL NOTES:

- All corners set are monumented with a 5/8 inch iron rod with red plastic cap stamped "KHA", unless otherwise noted.
- All bearings shown are based on grid north of the Texas Coordinate System, NAD83, North Central Zone 4202. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.999841847. Vertical Datum NAVD 88.
- Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
- Placement of street trees shall not interfere with placement of traffic control devices or visibility at intersections. Existing and future control devices may require the removal or preclude the planting of street trees.
- Where a 'J-swing' garage is not utilized, the face of the garage shall be set back a minimum of 25 feet from the front property line.
- Where alleys are provided, all driveways shall access the alleys; no driveways may access streets.
- Development standards of this plat shall comply with Zoning Ord. 11-04-09 as amended and Planned Development -167-Single Family-10/Single Family-8.5/Single Family-7/Single Family-Patio Home.
- According to Flood Insurance Rate Map No. FM48121C0440 G, dated April 18, 2011 by the Federal Emergency Management Agency (FEMA) for Denton County, Texas, this property is within Zone "X-Unshaded".
- Ultimate 100 Year Flood Zone shown is approximate and is based on information provided by City of Frisco.
- Proposed Ultimate 100-Year Floodplain shown per "Mr. Fields Property - Floodplain Study by Kimley-Horn and Associates, Inc., dated May 16, 2015."
- The surveyor relied solely upon Commitment for Title Insurance, provided by Republic Title of Texas, Inc., GF. No. 1002-142529-RTT, effective date March 12, 2015, issued April 6, 2015. The surveyor did not perform a title abstract.
- Key lots are indicated on the plat with an ✱. Fencing restrictions apply to this key lot. Refer to the zoning ordinance.
- Where restricted, the direction of the house is indicated by ➡.
- The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of final plat.
- Minimum Finished Floor elevations for lots adjacent to floodplain to be determined at final design.
- Veneers: Natural stone or brick veneer is required on headwalls, bridges, walls, culverts, and like structures. Natural stone or brick veneer shall be similar to what is used throughout the Planned Development and are subject to Director of Development Services' approval. Alternative materials may be considered for those sections not visible to the public subject to Director of Development Services approval.
- Corner lots and lots adjacent to open space shall provide open fencing in accordance with Section S-4 of the Form-Based Codes Manual as indicated by "OF".
- All HOA Lots to be owned and maintained by the HOA.
- All PWMEs to be owned and maintained by the HOA.
- See Sheet 2 for Lot Details.
- Drainage Easements shall terminate and cease upon the approval and filing of a final plat of the Property that contains the Easement properties per Document Nos. 2006-3395 and 2006-97985.
- The required HOA 20' landscape edge along Stonebrook Parkway shall not be encumbered by any utilities.
- The Temporary Street Easement (Block K, Lot 18) to be provided as a second point of connection for Phase 2, only. When the temporary street connection is removed upon the final acceptance of Phase 3 or Phase 4, the temporary street easement is to be terminated. Once the street connection is removed and the temporary street easement is terminated, the developer will construct a residential lot and extend the screenwall. A replat of any portion of the plat must be approved by the City of Frisco. Temporary street connector will be concrete curb and gutter.
- Front porch lots are indicated on the plat by ✱✱. Refer to the zoning ordinance.
- Block B Lots 12-15 and Block C Lots 1 and 3 will be reclaimed upon an updated floodplain study and are indicated on the plat by ✱✱✱.
- Pedestrian cross access to be owned and maintained by the H.O.A.
- Location of median opening and temporary street easement to be coordinated with City Traffic Engineer.
- A screening wall will be constructed along the alley between Lots 28 and 47, Block B, and will be maintained by the HOA.

## PRELIMINARY PLAT EDGESTONE AT LEGACY NORTH

95.592 ACRES

BLOCK A, LOTS 1X, 1-75; BLOCK B, LOTS 1X, 47X, 1-47;  
BLOCK C, LOTS 1-10; BLOCK D, LOTS 1-17;  
BLOCK E, LOTS 1-18; BLOCK F, LOTS 1X, 1-29;  
BLOCK G, LOTS 1-14; BLOCK H, LOTS 4X, 1-8;  
BLOCK I, LOTS 17X, 1-33; BLOCK J, LOTS 1-20;  
BLOCK K, LOTS 1X, 25X, 1-25; BLOCK L, LOT 1X

113 PATIO HOME LOTS  
144 SINGLE FAMILY-7 LOTS  
39 SINGLE FAMILY-8.5 LOTS  
9 HOA LOTS (16.069 ACRES)

JAMES OGDEN SURVEY, ABSTRACT NO. 980  
CITY OF FRISCO, DENTON COUNTY, TEXAS  
CITY PROJECT # PP16-0004

# Kimley»Horn

5750 Genesis Court, Suite 200  
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FIRM # 10193822  
Tel. No. (972) 335-3580  
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Scale	Drawn by	Checked by	Date	Project No.	Sheet
N/A	JTC	KHA	10/17/2016	069318500	4 OF 5

ENGINEER / SURVEYOR:  
Kimley-Horn and Associates  
State of Texas Registration No. F-628  
12750 Merit Drive, Suite 1000  
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P (972) 770-1300  
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Contact: Ashley Williams, P.E.

OWNER / APPLICANT:  
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HT Stonebrook Land LLP  
c/o Hines Interests LP  
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OWNERS'S CERTIFICATE

STATE OF TEXAS

\$

COUNTY OF COLLIN

\$

CITY OF FRISCO

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WHEREAS HT STONEBROOK LAND I LP AND HT STONEBROOK LAND II LP, are the sole owners of the following described tract of land:

BEING a tract of land situated in the James Ogden Survey, Abstract No. 980, City of Frisco, Denton County, State of Texas, and being all of the remainder of a called 108.332 acre tract of land described in a Special Warranty Deed to HT Stonebrook Land I LP, as recorded in Document No. 2015-87517 of the Official Records of Denton County, Texas, same being all of a called 10.637 acre tract of land described as Tract I and a called 12.071 acre tract of land described as Tract III in a Special Warranty Deed to HT Stonebrook Land II LP, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the southwest corner of a right-of-way dedication recorded in Cabinet V, Page 797 of the Plat Records of Denton County, Texas, common to the northwest corner of a called 12.740 acre tract of land described as Tract II in said Special Warranty Deed to HT Stonebrook Land II LP, and the southeast corner of Park Place Estates, Phase 1 according to the plat thereof recorded in Document No. 2009-63 of the Plat Records of Denton County, Texas, same being on the north line of said 108.332 acre tract;

THENCE South 00°38'51" East, departing the north line of said 108.332 acre tract, along the west line of said Tract II and crossing said 108.332 acre tract, a distance of 692.05 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said Tract II, common to the northwest corner of said Tract III;

THENCE North 89°33'16" East, continuing across said 108.332 acre tract and along the south line of said Tract II and the north line of said Tract III, a distance of 795.44 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said Tract II, common to the northeast corner of said Tract III, being on the east line of said 108.332 acre tract and the west right-of-way line of Legacy Drive, according to the right-of-way dedication recorded in Volume 5545, Page 1639 of the Official Records of Denton County, Texas;

THENCE along the east line of said Tract III, the east line of said 108.332 acre tract, and the west right-of-way line of said Legacy Drive, the following courses and distances:

1. South 00°27'33" East, a distance of 22.91 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 04°15'33", a radius of 1940.00 feet, a chord bearing and distance of South 01°40'13" West, 144.18 feet;

2. In a southwesterly direction, with said curve to the right, an arc distance of 144.21 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a reverse curve to the left having a central angle of 01°20'19", a radius of 2060.00 feet, a chord bearing and distance of South 03°07'51" West, 48.13 feet, from which a 100-D nail found for witness bears South 09°51'56" East, a distance of 6.80 feet;

3. In a southwesterly direction, with said curve to the left, an arc distance of 48.13 feet to an iron rod with plastic cap stamped "G&A" found for corner at the end of said curve;

4. South 03°43'48" West, a distance of 255.66 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

5. South 00°27'33" East, a distance of 159.98 feet to a point for the southeast corner of said Tract III in the north right-of-way line of Stonebrook Parkway, according to the right-of-way dedication recorded in Document No. 2006-32375 of the Official Records of Denton County, Texas, a 100D nail found for witness bears South 01°51'52" East, 15.30 feet;

THENCE departing the west right-of-way line of said Legacy Drive, along said north right-of-way line of Stonebrook Parkway, the south line of said Tract III, the south line of said 108.332 acre tract, and the south line of aforesaid Tract I, the following courses and distances:

1. South 44°32'16" West, a distance of 34.86 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner

2. North 00°27'55" West, a distance of 9.58 feet to a 1/2 inch iron rod found for corner;

3. South 44°32'05" West, a distance of 35.36 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

4. South 89°32'05" West, a distance of 175.00 feet to an iron rod found for corner;

5. South 85°43'14" West, a distance of 150.33 feet to an iron rod found for corner;

6. South 89°32'05" West, a distance of 976.71 feet to an iron rod with plastic cap stamped "G&A" found at the beginning of a tangent curve to the right having a central angle of 9°15'50", a radius of 1440.00 feet, a chord bearing and distance of North 85°50'00" West, 232.57 feet;

7. In a northwesterly direction, with said curve to the right, an arc distance of 232.82 feet to an iron rod with plastic cap stamped "G&A" found for corner at the end of said curve;

8. North 81°12'05" West, a distance of 148.38 feet to an iron rod with plastic cap stamped "G&A" found at the beginning of a tangent curve to the left having a central angle of 9°31'38", a radius of 1560.00 feet, a chord bearing and distance of North 85°57'55" West, 259.10 feet;

9. In a northwesterly direction, with said curve to the left, an arc distance of 259.40 feet to an iron rod with plastic cap stamped "G&A" found for corner at the end of said curve;

10. South 89°16'16" West, a distance of 1143.39 feet to a 1/2 inch iron rod found for corner;

11. North 86°55'00" West, a distance of 150.40 feet to an iron rod with plastic cap stamped "G&A" found for corner;

12. South 89°16'16" West, a distance of 175.00 feet to an iron rod with plastic cap stamped "G&A" found for corner;

13. North 45°58'35" West, a distance of 35.48 feet to an iron rod with plastic cap stamped "G&A" found for corner;

14. South 89°16'16" West, a distance of 54.51 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said Tract I in Cotton Gin Road (previously dedicated as Platinum Parkway), a variable width right-of-way, as dedicated by plat recorded in Cabinet W, Page 740 of the Plat Records of Denton County, Texas;

THENCE North 00°29'16" West, departing said north right-of-way line of Stonebrook Parkway, along the west line of said Tract III, the west line of said 108.332 acre tract, and the apparent right-of-way of Cotton Gin Road, a distance of 1250.47 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northwest corner of said 108.332 acre tract on the south line of a called 45 foot wide right-of-way dedication recorded in Document No. 2009-63 of the Plat Records of Denton County, Texas;

THENCE North 88°54'08" East, departing the apparent right-of-way of Cotton Gin Road, along the north line of said 108.332 acre tract, the south line of said 45 foot wide right-of-way dedication, and the south line a called 10.986 acre tract of land described in a deed to Frisco Independent School District, recorded in Document No. 2006-103236 of the Official Records of Denton County, Texas, a distance of 725.13 feet to a 1/2 inch iron rod found for corner;

THENCE North 88°53'26" East, continuing along the north line of said 108.332 acre tract and the south line of said 10.986 acre tract, and along the south line of aforesaid Park Place Estates, Phase 1, a distance of 2041.22 feet to the POINT OF BEGINNING and containing 95.592 acres (4,163.998 square feet) of land.

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